



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

FOR SALE

INVESTMENT/DEVELOPMENT/RETAIL
OFFICE/LICENSED PREMISES

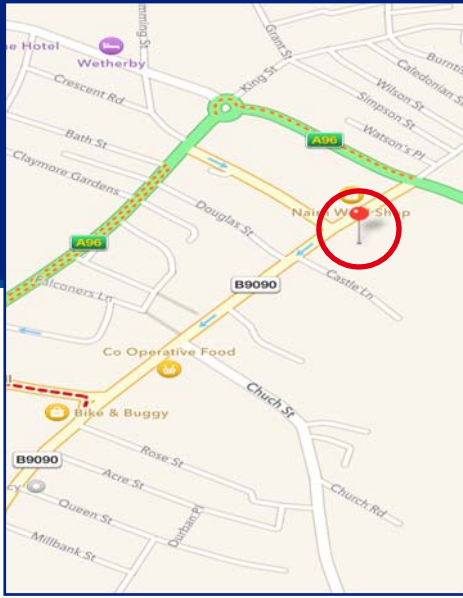
93, 95 & 97
HIGH STREET
NAIRN, IV12 4DB

PRICE - £76,000 - £300,000



- PRIME LOCATION, CENTRALLY POSITIONED.
- GROUND & FIRST FLOOR ACCOMMODATION, EXTENDING TO 407.36 M² (4385 FT²)
- SUITABLE FOR RETAIL (CLASS 1), OFFICE USE (CLASS 4) , LEISURE & LICENSED PREMISES (CLASS 11)

93, 95 & 97 HIGH STREET NAIRN, IV12 4BD



LOCATION

Nairn is a popular sea-side market town located approximately 16 miles east of Inverness and has a population of approximately 11,500. It is a popular sea-side destination with renowned beaches and championship golf courses. The town is served by a mainline railway and is only 10 miles from Inverness Airport. Forres Road is the main arterial route through Nairn. Balmakeith Industrial Estate has been established for several years and services range from commercial and industrial users. It is located on the A96 Forres Road, close to Nairn town centre, and the Inverness trunk road immediately opposite the new Sainsbury's Store.

DESCRIPTION

The subjects comprise a town centre premises with accommodation arranged over the ground and first floors of a two storey and attic building. The main exterior walls are of stone construction and the roof is pitched and clad with slates. The subjects have a timber shop front with large display windows. The Ground Floor shop units are currently occupied by a book shop & barbers.

ACCOMMODATION

Ground Floor: Front Shop Areas, Hall area

First Floor: Offices, Store, Staff Room.

We calculate that the property extends to the following approximate floor areas:-

Book Shop	32.02 M ²	345 FT ²
Barbers	36.17 M ²	389 FT ²
Former Bingo Hall	521.52 M ²	5614 FT ²
First Floor	80.59 M ²	867 FT ²
GIA	670.30 M ²	7215 FT ²

SERVICES

Mains water and Electricity services are connected to the property. Drainage is to the main sewer.

RATES

The premises are listed in the current Valuation Roll with NAV/RV for the Book Shop at £2,850, The Barber Shop at £3,000 and the Former Bingo Hall at £21,500. The uniform business rate for commercial premises in Scotland is 48.0p in the pound for the financial year 2015/2016, for rateable values under £35,000, excluding water and sewerage charges.

LEASE TERMS

The property is available on the basis of a New Lease or License on flexible terms for a period to be agreed.

PRICE

Offers in the region of £300,000 are sought. The premises may also be sold in 3 separate parts. The Book Shop and Barbers at £76,000 each and the Bingo Hall at £150,000. There is no VAT payable.

ENTRY

The subjects are available for early entry.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the occupier being responsible for the cost of Stamp Duty Land Tax, registration dues and any VAT thereon.

VIEWING

Formal viewing by appointment only through the sole marketing agents. For further information please contact:

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